

Town of Gorham
Planning Board Minutes
November 12, 2015

Members Present: Mike Guay (Chairman), Dan Buteau, Mike Waddell, Reuben Rajala, Barney Valliere, Jeff Schall and Paul Robitaille (Alt)

Members Excused: Wayne Flynn and Earl McGillicuddy

Members of the Public Present: John Scarinza, Code Enforcement Officer, Tara Bamford (North Country Council)

Call to order: The meeting was called to order at 7:06 by Chairman Guay

Appointment of Alternates – Chairman Guay appointed Paul Robitaille to replace Wayne Flynn as a full voting member.

Acceptance of Minutes of October 15, 2015 – Mike Waddell questioned the decibel level indicated for the Verizon Wireless generator. He believed it was 55 DB instead of 50DB and requested the recording be checked to verify that. He also requested that a sentence be added indicating that the attorney for Verizon Wireless stated what the decibel level was. He then made a motion to accept the minutes with those changes. The motion received a second from Dan Buteau. All members voted in favor with Jeff Schall abstaining.

Work Session

Tara Bamford of North Country Council met with the board to discuss some changes she had prepared to amend the section of the Town's Zoning Ordinance dealing with signs. There is a current Court case that will have an effect on how sign ordinances govern content based signs as opposed to size based. Tara proposed some additions to the definitions for directional signs and banners as well as changing the definition from "business" to "entity". Paul questioned adding language regarding functionality and visibility based on a conference he had attended that indicated that signs placed at specific heights were more visible to passerby. Mike Waddell suggested creating a flyer siting the sources Paul mentioned showing people how to make their signs more useful. This could be given to people when they apply for a sign permit. Tara will check to see if that is something that North Country Council can do. Tara suggested possibly changing the sign districts to match the zoning districts. Reuben felt that there needed to be some flexibility when dealing with strip malls and didn't feel the current ordinance allowed for that. There was also considerable discussion over what should be considered a mural as opposed to a sign and how, or if, to govern them. Tara will make the suggested changes and will bring those to the board on December 17, 2015.

Code Enforcement:

Code Enforcement Officer Scarinza briefed the board on the following:

- 1) KFC Building at 17 Lancaster Road – The building has been sold to the owner of Gorham House of Pizza. They are currently having a complete electrical inspection as required by Eversource before John can give permission for Eversource to turn the power on. They are hoping to open at their new location mid December 2015.
- 2) Northeast ATV Rental at 323 Main Street – After the board granted site plan approval for this property at its October 15, 2015 meeting, the owner wanted to apply for a building permit to add an attached garage at the end of the building to allow for snow machines and/or ATV's to be brought into the garage and still allow the employees to be able to see if anyone had come into the office. John explained to the owner that, though this did not seem like a bad idea, this was a change of an approved site plan and that he could not issue a permit and the applicant would need to go back to the Planning Board for an amended Site Plan Review. The owner chose to stay with the site plan as approved.
- 3) McDevitt Trucking (Lead Mtn) at 459 Main Street – This property is being temporarily used by Steelelements. The board has been waiting for an update on this property as they were told this would only be a 6 month project. Once the owner knew what the final plan was going to be, they assured John they would come in for Site Plan Review. As of this date, the project is still going on well beyond the original 6 months and no one has come in for a site plan review. John will contact them.
- 4) Pike Paving Plant – John has received some complaints from abutters regarding the increased smell from the silos recently. A review of the minutes of the Site Plan Review for this project indicate that the applicants said there would not be an increase in smell. Mike Waddell suggested contacting them to see if there were vent filters that needed to be changed as this was a new complaint this year. John will contact them.
- 5) Lydia's – The lights at Lydia's hair salon were again discussed. John has not been by after dark so he has not seen how they are blinding to traffic. It appears they are only on a couple of nights a week. John will stop in to discuss with Lydia.

New Business:

- 1) Lot Merge for Drouin for property at 44 & 48 Lancaster Road – This lot merge was part of an approval for a lot line adjustment and a Site Plan Review for a new storage facility at that location. On a motion from Mike Waddell to approve with a second from Reuben Rajala the board voted in favor with Paul Robitaille abstaining. The chairman signed the application.
- 2) TAC Update – Paul briefed the board on his attendance at the TAC meetings. He has found that because there appears to be little input and/or attendance from the local community board members, projects in this area are being dropped. He wanted to encourage the board of selectmen to appoint a member to attend these meetings and encouraged the planning board members to attend as well.

Old Business:

- 1) Chairman Guay presented the board with his official resignation from the board. On a motion from Barney with a second from Mike Waddell, the board voted to accept his resignation. The board thanked him for his service.

Public Comment:

None.

Adjournment:

On a motion from Barney Valliere with a second from Reuben Rajala, the board voted to adjourn at 9:05 pm.

Respectfully submitted,



Michelle M. Lutz
November 13, 2015

Approved as Amended November 17, 2015